

CHARLEMAGNE

BUILDING TO DEMOLISH

Price : **\$279,000** | Area : **5635 pi²**
120 - 122 Notre-Dame



PMML



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PMML

PMML inc. REAL ESTATE AGENCY AND MORTGAGE BROKERAGE FIRM



LAND DESCRIPTION

Semi-commercial building offering strong potential, whether for holding or redevelopment, depending on the investor's vision. Situated on a 5,635 sq.ft. lot in the heart of a rapidly evolving area, this property represents a rare opportunity. Ideal for repositioning or multi-residential development in a high-demand location.

Contact us today for more information !

INFORMATION

PPCMOI : **To be verified**

TOTAL MUNICIPAL ASSESSMENT

Municipal Building Assessment : **\$270 500**

Municipal Land Assessment : **\$100 500**

Total Municipal Assessment : **\$371 000**

ASKING PRICE :
\$279,000

This is not an offer or promise to sell that could bind the seller to the buyer, but an invitation to submit such offers or promises. The remarks, descriptions, features and financial projections contained in the present document are for information only and should not be considered as being official or accurate without due diligence verification. The information herein disclosed comes from sources that we consider to be reliable, but for which we cannot guarantee the accuracy. It is upon the buyer's responsibility to verify all the information and to declare himself satisfied or not of his due diligence verification performed after an accepted promise to purchase.

Cadastre

1 948 561

Number of Storeys Permitted

min. : 2 | max. : 3



Type of Use

Commercial and residential

Permitted Density

To be verified



Price per SQ. Ft.

\$49.51



120 - 122 Notre-Dame



CHARLEMAGNE

Area attractions

Close to Highways 40 and 640

Public transportation

Réseau Express Métropolitain
(REM)

Bordered by the river



ZONING

PROJECT PROGRESS

➤ Zoning Code

CR-6 – Residential: Detached or semi-detached single-family homes (111-112), Detached or semi-detached two-family homes (121-122), Detached or semi-detached three-family homes (131-132), Detached or attached four- to six-unit dwellings (141-142) – Commercial: Business office (211), Professional office (212), Personal services (221) – Public services: Recreational land and facilities (351), Cultural facilities (352)

➤ Zoning Description

Waterfront area
Landslides
Conditional land uses
PIIA

➤ Specific Uses

Conditional uses

➤ Public Services

➤ Special Provisions

Maximum floor area ratio: 0.7 Minimum lot area: 60 m²
Minimum street-facing frontage: 6 m² Minimum building depth: 6 m²

- ☐ Environmental Studies: Phase I
- ☐ Preliminary plans and/or subdivision in progress
- ☐ Project approved
- ☐ Construction plans finalized
- ☐ Demolition and/or Construction permits obtained

Additional Information

The sale is made without any legal warranty of quality, at the buyer's own risk.

All information contained in this sheet is, to the best of our knowledge, accurate to date, but it is the buyer's responsibility to verify it. Development stages should be verified by the buyer based on the specific requirements of their project.